

WHAT DEEMS A LOT “CRITICAL”

AN AMENDMENT TO THE SUBDIVISION REGULATIONS OF THE WILSON COUNTY REGIONAL PLANNING COMMISSION ESTABLISHING A DEFINITION AND REQUIREMENTS FOR CRITICAL LOTS WITHIN THE SUBDIVISION REGULATIONS

WHEREAS; these subdivision regulations were approved on January 2, 1973 and took effect on February 1, 1973 and;

WHEREAS, these subdivision regulations were re-affirmed by the Wilson County Planning Commission with various interim amendments on November 15, 2002

WHEREAS; one of the purposes of the Wilson County Subdivision Regulations is to provide for the conservation of or production of adequate drainage facilities and avoidance of subdivision of land that would involve danger or injury to health safety or prosperity; and

WHEREAS; The National Pollutant Discharge and Eliminations Systems (NPDES) Program mandated by the Environmental Protection Agency and the State of Tennessee requires that we implement language in our land use regulations that protects water quality;

NOW THEREFORE BE IT RESOLVED,

That the following amendment be added to the Wilson County Subdivision Regulations as proposed:

1. Under Article 1, Section C, entitled Definitions:, add the following definition in the alphabetically ordered correct location:

Critical Lot: Any lot having an existing or proposed topographic slope of less than one and one-half percent (1.5%) or more than (15%) and any other lot deemed by the County Stormwater Director to have unique drainage, topographic, or environmental circumstance as to warrant more detailed evaluation prior to issuance of a building permit. This may include but not be limited to lots in which the ground water table is found to be within five feet of the surface. Such lots will typically be evidenced by the natural occurrence of aquatic/wetlands loving vegetation and animal life and habitat (crayfish, crayfish holes, cat tails, button bush, poison sumac, etc.)

2. Under Article II, Section C entitled Final Plat, Item number 10, “labeled the Final Plat shall show:”; add the following new paragraphs to the end of the section:

n. Critical lots, as defined in Article 1, section C of these regulations shall be labeled clearly on the face of the plat along with the following note:

Critical lots as indicated hereon must submit an individualized grading, sediment control, and stabilization plan to the Stormwater Director for review and stamp of approval prior to issuance of a building permit. Said plan shall be stamped by a State of Tennessee Licensed professional engineer (Civil or Geotechnical) with a note of certification as to the soundness and stability of proposed structures on the property. An outline of the requirements for this required critical lot plan can be found in the appendix of the Wilson County Subdivision Regulations.

3. Add the following appendix section to the Wilson County Subdivision Regulations.